



## **Building Consistency Meeting**

### **Residential**

Date: 12/3/2008 Recorder and minutes prepared by: Danny Wooten/Jeff Griffin

**Staff present:** Jeff Griffin, Tim Taylor, Steve Kellen, Ron Dishman, Harold Sinclair, Walt Nash, Druied Roberson, Darrell McAllister, Ken Turull, Rob Ellis, Howard Grindstaff, Jimmy Butler, Andrew DeMaury, Andy Herring.

**Public present:** Tony Smith (Hobart Smith Const); Daniel McBride (Cunnane Group); Greg Sloan/Hans Kasak/Harold Ingram (**Ryland Homes**); Kevin Ratliff (**Griffin Masonry**); Charles Sofinowski (**M/I Homes**); Lou Salvador/Jeff Dunn (**DR Horton**); Bob McKee (**Ryan Homes**); Jason Whitener (**Southern Tradition Homes**); Matthew Klapheke (**L&M Const**); Mike Gervais (**ID Engineering**); Darek Burns (**Essex Homes**); Dave Reynolds/Joe Stewart (**Bldrs, 1<sup>st</sup> source**); A. Wynn Yates (**Yates/Starnes Eng**); David R. Schwiman (**DR Schwiman, Inc**); Scott Dellinger (**Drafting & Design**).

<b>Topics/Subject</b>	<b>Decisions/Conclusions/Actions</b>
<b>Old Business</b>	
None	
<b>New Business</b>	
<b>New 2009 Code</b>	Final corrections have been sent to ICC for printing with current projected time frame of late January or February to have available on the shelves. ICC has placed the NC 2009 residential code books on their website for order. You can now place an order for the new Code by going to <a href="http://www.iccsafe.org">www.iccsafe.org</a> and looking in the online bookstore under State and Local codes. The cost of the new 2009 codes has gone up and non-member pricing is at \$94.75, member pricing is \$75.75.
<b>Code Defect Library</b>	The Department is working on information in regards to major defects found on both residential and commercial jobsites. These defects will be listed along with an explanation and a right/wrong photo illustrating the problem. Website currently has 10 items loading but the department has developed a team to have an on going review process for the addition of new items. The information can be found at <a href="http://www.meckpermit.com">www.meckpermit.com</a> on the building services web page under Code defect library, listing is for both commercial and residential items.
<b>Foundation tables conflict</b>	Question asked about the foundation tables found in Chapter 4 of the code and there has been for some time a conflict in what you could do with plain concrete & masonry under table R404.1.1(1) and the same allowance with a reinforced basement wall under table R404.1.1(2-4). The new code has addressed that issue, what you will see is a table that list plain masonry foundation walls then 3 tables that list reinforced masonry behind it with a wider variety of backfill situations. After the masonry tables the concrete table is listed table R404.1(5), this table has plain concrete and reinforced concrete combined depending on the soil type and backfill reinforcement may be required. All tables for masonry and concrete foundation have been redone and will be easier to use for each application.

<b>Hallway clipped ceiling application</b>	Question asked a clipped ceiling that was in a hallway that reduced the required headroom if allowed. The code requires that hallways have a minimum ceiling height of 7' under section R305.1 the minimum required width of a hallway is 36" per section R3311.3.1. There is no language under the code similar to stairways that states "in all parts of" so the as long as there is at least 36" of a hallway that has a 7' headroom height the clipped ceiling would be allowed.
<b>Bowed tread code change hearing</b>	Out of one of the consistency meetings we proposed some language for a code change that would allow a bow tread application in some stairways (3 cases were given), also introduced commentary illustrations to showcase the examples of the text. This did go before the BCC at their December 8 <sup>th</sup> & 9 <sup>th</sup> hearing and was out for public comment. There was no public comment that would have possible sent this back to committee for review so with none given the council will now vote on this proposal in March of '09 and if approved (which should be the case) it goes to rules review for the final adoption procedure. This timeline would indicate possible 6 more months before the application could be allowed by a jurisdiction. We will keep the group advised as to the progress of this proposal.
<b>Appendix M Deck Code</b>	The appendix M final version was passed out in this meeting; we have had some follow up conversations with members of the NC Building Code Council. The final vote for this amendment change took place on December 8 <sup>th</sup> and it had unanimous approval by the council. The final version that was past out will be NC Code, the only remaining issue is because this missed the deadline for the 2009 printing, will be the effective date of the amendment. The council can take this early and possible make it effective with the new code but that date is not known at this time. It has now gone to rules review for final adoption with effective date being published shortly. We will advise shortly.
<b>Anchor bolts in basement/fd walls</b>	In the next version of the code there is an increased requirement for anchor bolts on basement walls for lateral support. The BCC did not approve the IRC version of the anchor requirements based upon varied unbalanced back fill heights but rather took a different approach. Under section R404.1 basement walls will require anchor bolts to be 36"o.c. spacing on foundation walls within the limits of the Code. Also if you have a daylight basement (basement with unbalanced fill loads on opposite sides of the building) the band will have to be anchored to the mudsill with a 20 gage metal angle clip at 24"o.c. spacing with 5-8d nails per leg, or an approved connector supplying 230 pounds per linear foot capacity. We will review these new basement requirements at the next consistency meeting, along with passing out the new foundation tables.